

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-077

Petitioner: Lucern Capital Partners

Rezoning Petition No.: 2021-077

Property: ± 3.07 acres located at 8620 Research Drive (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/15/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to held virtually on Thursday, July 29, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

No individuals or organizations registered to participate in the Virtual Community Meeting.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Frank Forte, Lucern Capital Partners
Mark Callazzo, Lucern Capital Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

TAXPID	OWNERLASTN	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STAT	ZIPCODE
04711104	FIRST UNION NATIONAL BANK OF NORTH CAROLINA BRI 1882 INNOVATION PARK	C/O WACHOVIA BANK C/O ACCESSO	PO BOX 36246		CHARLOTTE	NC	28236
04711110	DEVELOPMENT LLC	AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY	HALLANDALE	FL	33009
04714112	RSS MSBAM2015-C20-NC ACL LLC		200 SOUTH BISCAYNE BLVD STE 3660		MIAMI	FL	33131
04714118	OMILOS 1 LLC		5242 YORKTOWN BLVD 12705 WYNDHAM WEST		ARLINGTON	VA	22207
04714119	UPTOWN HOSPITALITY LLC		DR		GLEN ALLEN	VA	23059
04714120	RSS MSBAM2015-C20-NC ACL LLC		200 SOUTH BISCAYNE BLVD STE 3660		MIAMI	FL	33131
04740102	VERBATIM AMERICAS LLC	ATTN: TERRY W YOUNG	3420 HILLVIEW AVE		PALO ALTO	CA	94304
04740102E	ELECTRIC POWER RESEARCH INSTITUTE		3420 HILLVIEW AVE 1220 W W T HARRIS		PALO ALTO	CA	94304
04740111	FOX SPORTS 1 LLC		BLVD		CHARLOTTE	NC	28262

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
Charlotte Community Health Clinic	Samantha	Fernando	8401 Medical Plaza Dr suite 300		Charlotte	NC	28262
Lakeshore Village	Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
University Center	Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262
University City Partners	Darlene	Heater	8335 IBM Drive	Ste 110	Charlotte	NC	28262
University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262
Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-077 – Lucern Capital Partners

Subject: Rezoning Petition No. 2021-077
Petitioner/Developer: Lucern Capital Partners
Current Land Use: Vacant Restaurant
Existing Zoning: B-1(CD)
Rezoning Requested: RE-3(CD)

Date and Time of Meeting: *July 29, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Bridget Grant at bridgetgrant@mvalaw.com to receive a secure meeting link.*

Date of Notice: 7/15/2021

We are assisting Lucern Capital Partners (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±3.07-acre site located at 8620 Research Drive (the “Site”) from B-1(CD) to RE-3(CD). The request is to allow the redevelopment of the Site with a multi-family residential community. Access to the Site will be from Research Drive.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on July 29, 2021, at 6:00 p.m.

Please send an email to Bridget Grant at bridgetgrant@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Frank Forte, Lucern Capital Partners
Mark Callazzo, Lucern Capital Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location

